

**A REGULAR MEETING OF THE CITY OF SIGNAL HILL
PLANNING COMMISSION
March 22, 2017
7:00 P.M.**

CALL TO ORDER

Chair Austin called the meeting to order at 7:00 p.m.

ROLL CALL

The Commission Secretary conducted roll call.

Present: Chair Devon Austin
 Vice Chair Shannon Murphy
 Commissioner Tom Benson
 Commissioner Jane Fallon
 Commissioner Rose Richárd

Staff present:

- 1) Community Development Director Scott Charney
- 2) Senior Planner Colleen Doan
- 3) Assistant Planner Ryan Agbayani
- 4) Assistant City Attorney Gina Chung
- 5) Senior Engineering Technician Anthony Caraveo

In addition, there were 2 people in attendance.

PLEDGE OF ALLEGIANCE

Chair Austin led the audience in reciting the Pledge of Allegiance.

PUBLIC BUSINESS FROM THE FLOOR

There was no public business from the floor.

PUBLIC HEARING

- a. Site Plan and Design Review 17-02 – A Request to Revise Expansion Plans at an Existing Auto Dealership Sales and Service Building at 1500 E. Spring Street in the SP-4, Auto Center Specific Plan, Zoning District

Community Development Director Scott Charney read the form of notice and Assistant Planner Ryan Agbayani gave the staff report.

There was a discussion regarding why changes have been made to the plans.

Commissioner Benson noted that the canopy in front of the delivery center would be useful to block sun for the building and for customers. Staff noted that the old canopy will remain.

There were no comments from the public.

It was moved by Vice Chair Murphy and seconded by Commissioner Richard to waive further reading and adopt the following resolution as recommended:

Assistant City Attorney Gina Chung read the title of Resolution No. 801-03-17:

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SIGNAL HILL, CALIFORNIA, APPROVING SITE PLAN AND DESIGN REVIEW 17-02, A REQUEST TO REVISE EXPANSION PLANS AT AN EXISTING AUTO DEALERSHIP SALES AND SERVICE BUILDING AT 1500 E. SPRING STREET IN THE SP-4, AUTO CENTER SPECIFIC PLAN, ZONING DISTRICT

The following vote resulted:

AYES: CHAIR AUSTIN; VICE CHAIR MURPHY; COMMISSIONERS BENSON, FALLON AND RICHARD

NOES: NONE

ABSENT: NONE

ABSTAIN: NONE

Motion carried 5/0.

COMMUNITY DEVELOPMENT DIRECTOR'S REPORTS

a. Review of Land Use Regulations for Fitness and Training Facilities

Senior Planner Colleen Doan gave the staff report.

There was a discussion regarding the gymnastics academy location and parking. Commissioner Benson asked for information regarding hilltop safety and the concentration of fitness training at parks and on streets. Staff clarified the difference between Non-Traditional fitness facilities and park occupants. The Commission requested further data from Community Services regarding park use.

Chair Austin ask for clarification on the current number of non-traditional fitness facilities and staff confirmed there were 28.

The Commission received and filed the report.

CONSENT CALENDAR

It was moved by Commissioner Benson and seconded by Commissioner Fallon to receive and file the Consent Calendar.

The motion carried 5/0.

COMMISSION NEW BUSINESS

Commissioner Benson reported that there was water running from Discovery Park into Bixby Ridge. Staff noted they would report the issue to public works for follow up. Commissioner Benson asked about the details of the story pole heights for two projects on Temple Avenue. Staff provided clarification.

Commissioner Murphy noted that several properties around the City with low maintenance landscaping are in need of maintenance and reminded that low maintenance still requires weeding and trash removal.

Commissioner Benson asked for the status of Mother's Market moving into the former Fresh & Easy location. Director Charney noted that the existing conditional use permit (CUP) allows alcohol sales for off-site consumption, but Mother's Market wants to add food and alcohol service for on-site consumption which would require a new CUP. Director Charney noted he has had discussions on the topic with the market.

Commissioner Fallon asked for clarification regarding whether two co-habitants can both be commissioners. Assistant City Attorney Chung noted that there is no legal restriction per se however, but that the appearance of impropriety regarding the Brown Act could be a factor in Council consideration of candidates.

Commissioner Benson requested staff to encourage artificial turf. Director Charney noted that staff will update the Green Building Primer to include artificial turf.

ADJOURNMENT

It was moved by Commissioner Fallon and seconded by Commissioner Richárd to adjourn to the next regular meeting of the Planning Commission to be held on Tuesday, April 18, 2017, at 7:00 p.m., in the Council Chamber of City Hall, 2175 Cherry Avenue, Signal Hill, CA, 90755.

The motion carried 5/0.

Chair Austin adjourned the meeting at 7:55 p.m.

Devon Austin
Chair

Attest:

Scott Charney
Commission Secretary